

These minutes may be amended at a future hearing. Any changes will be included in the minutes of that meeting.



**Town of Hebron**  
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**Hebron Planning Board**  
Minutes of Meeting  
September 7, 2022

**Planning Board Members Present:** Ivan Quinchia (Chair); Karl Braconier (Member), Chuck Beno (Vice Chair); John Sheehan; (Alternate); Carol Bears (Secretary);

**Absent:** Roger Larochelle (Alternate), Patrick Moriarty (Select Board Representative) Larry Goodman (Member);

**Others Present:** Alan Barnard, Richard James, Stacey & David Darlington, Marguerite Dengel, Kim Callahan & William Seifert

**Time Convened:** 7:00 p.m.      **Time Adjourned:** 7:50 p.m.      **Next Meeting:** Oct 5, 2022

**Agenda:**

1. Approval of the minutes of August 3, 2022 meeting
2. Application for Subdivision Approval: William & Karriann Seifert would like divide a little over two-acre parcel of their property on 57 Pike Hill Road (Map#2 Lot#07-1).
3. Administrative Matters and Announcements

Ivan Quinchia opened the meeting at 7:00 PM. He appointed Jack Sheehan as a member for voting purposes to take the place of Larry Goodman.

The minutes of August 3, 2022 were reviewed. Larry Goodman had sent in one correction and Karl had a few minor corrections. Chuck Beno moved to approve the minutes as amended. The motion was seconded by Karl Braconier and the vote was in the affirmative.

Alan Barnard spoke on behalf of William & Karriann Seifert for the Application for a Sub-division on their 13-acre parcel of land located at 57 Pike Hill Road (Map#2 Lot #7-1). Lot #2 will be 2.305 acres of which 2.053 acre is useable. The lot is located on a class five summer road meaning that the road is not maintained during the winter months.

The secretary reported that the application was complete, fees were paid and abutters were notified. A motion was made by Karl Braconier to accept the application as complete and was seconded by Chuck Beno. The vote was in the affirmative with everyone voting in favor.

Alan Barnard indicated that Lot #2 would be 2.305 which would leave Lot #1 with 10.833 acres. The slope of the land is 12.2% so the lot will have 2.21 acres of usable land, meeting the requirement of have a 2-acre parcel for building purposes.

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Ivan Quinchia was concerned about the road being a class five summer road and is not maintained from December 10<sup>th</sup> to April 10<sup>th</sup> and a waiver of Municipal Liability to the Town would be needed in accordance to the State RSAs. Alan indicated that would be part of the building permit when that is submitted. Also, the setting of monuments on the new parcel would be needed.

A motion was made by Chuck Beno to approve the Application for Land Subdivision Approval to sub-divide the lot into 2.305-acre parcel subject to State of NH Subdivision Approval, setting of the monuments and a waiver of municipal liability applicable to issuing the building permit. The motion was seconded by Jack Sheehan. The vote was in the affirmative with everyone voting in favor.

Ivan talked about Hebron Country Estates is waiting for approval from the select board for the approval of the addition to Sky Line Drive.

The select board adopted the new flood map which would tighten the WOPD. Ivan also indicated that some work would need to be done to the regulations concerning the Flood Zone and the WOPD regulations and making clear the 20,000 square foot lot size for an RV unit in a campground. These would need to go to the voters to be approved at the Annual Meeting.

A motion was made by Karl Braconier to adjourn the meeting seconded by Chuck Beno and the vote was in the affirmative. The meeting ended at 7:50 PM.

Respectfully Submitted:

Carol A. Bears, Secretary